

Bayard-Condict Building
65-69 Bleecker Street
New York
New York County
New York

HABS No. NY-5485

HABS
NY,
31-NEYO,
82-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

BAYARD-CONDUCT BUILDING

HABS
NY,
31-NEYO,82-

Location: 65-69 Bleecker Street, New York, New York County,
New York

Present Owner: Helen Gouldner, 565 West 190th Street, New York,
New York

Present Use: Offices and light industries

Statement of Significance: The Bayard-Conduct Building is the only structure
in New York City designed by Louis Sullivan and is
one of the first skyscrapers erected in the city.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: December 13, 1897, to July 25, 1899
2. Architects: Louis H. Sullivan and Lyndon P. Smith,
Associated Architects, Louis H. Sullivan (1856-1924)
and Lyndon P. Smith.
3. Original and subsequent owners: Legal description of the
property: The building occupies Lot 72 of Block 529.

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
9/14/1897 Liber 54, page 215.	Bank for Savings	United Loan & Investment Company
6/27/1899 Liber 73, page 177.	Mellen Chase (Referee) Bank for Savings (Plaintiff) -against- United Loan & Investment Company (Defendent)	Gondict Emmeline G. H.
6/30/1899 Liber 73, page 188.	Condict Emmeline G. H. Silas A.	Wills Charles T.
5/2/1900 Liber 79, page 185.	Condict Emmeline G. H. Silas Alden	Wills Charles T.

5/8/1920 Liber 3157, page 194.	Wills Charles T. (Exrs. and Trus. of) Wills Carrie Charles Sinclair Cardner Ernest H. The New York Trust Company (Trustees)	65-69 Bleecker Street Inc.
7/7/1932 Liber 3825, page 429.	65-69 Bleecker Street Inc.	New York Life Insurance Company
1/7/1941 Liber 4089, page 375.	New York Life Insurance Company	Kerway Realty Corp.
12/6/1965 Liber 5325, page 473.	Kerway Realty Corp.	Gouldner Helen

4. Builder, suppliers: The builder was Charles T. Wills, 156 Fifth Avenue, New York. The plumber was B. P. Eldridge, 145 East 17th Street, New York. The Perth Amboy Terra Cotta Company supplied the terra cotta for the facade.

5. Original plans and construction: According to records at the Buildings Department there were many difficulties in obtaining approval from the Buildings Department for the Building Application, because the building code was written for bearing wall buildings and this was one of the first real New York skeleton frame structures. The Building Application was filed on September 17, 1897, and by December 23, 1897, the Buildings Department had filed thirty-five objections.

6. Alterations and additions: The following is a list of alterations carried out on the building, taken from records at the Plans Desk, Buildings Department, Municipal Building, New York:

August 2, 1899	Additional beams put in 13th floor; C. T. Wills, builder, 156 Fifth Ave.
February 13, 1914, and June 17, 1914	Construction of 6500 gallon tank tower for standpipe system; Royal S. Mansfield, engineer, 135 William St.
July 27, 1915	Alterations to main stairway leading to roof.

December 4, 1916	Alteration to first floor; H. Hudson Holly, architect, 38 W. 23rd St.
January 30, 1937	Alterations to 13th floor; Abraham Grossman, architect, 357 Eighth Ave.
February 28, 1938	Iron fire shutters removed from east elevation where not required by code.
July 7, 1939	Recessed vault for hydrant constructed.
October, 1947	New interior doors installed.
December 31, 1953	Elevator work; Armor Elevator Co., 35-45 W. 35th St.
April 26, 1954	Construction of vault on 12th floor for the storage of rubber cement.
September 27, 1954	First floor remodeled; Joseph Levy, architect, 153 Pierrepont St., Brooklyn.
June 7, 1955	Worm and gear of elevator replaced; Flynn-Hill Elevator Corp.
March, 1956	Fourth floor structural reinforcing for machinery; Charles M. Shapiro, engineer.
March 27, 1957	Car switch controller replaced on elevator; Flynn-Hill Elevator Corp.
November 12, 1958	First floor remodeled; Joseph Orlando, architect, 5 Beekman St.
February 17, 1964	Drop acoustical ceiling installed on first floor.

7. Important old views: Several of the articles in periodicals listed below in "Sources of Information" contain early illustrations of the building.

B. Sources of Information:

1. Original and unpublished sources:

Records at the Plans Desk, Municipal Building, New York, New York.

2. Secondary and published sources:

"Bayard Building," Brickbuilder, VII (June, 1898), 127-28.

- Burnham, Alan. New York Landmarks. Middletown, Conn.: Wesleyan University Press, 1963.
- Bush-Brown, Albert. Louis Sullivan. New York: George Braziller, Inc., 1960.
- "The Conduct Building," American Architect and Building News, LXX (October 6, 1900, and October 13, 1900), pp. 7, 16.
- Hamlin, Talbot F. "Sullivan Letters at Columbia," American Architect and Building News, MXLIX (November, 1936), 100-104.
- Hitchcock, Henry-Russell. Architecture Nineteenth and Twentieth Centuries. Baltimore: Penguin Books, 1963.
- Morrison, Hugh. Louis Sullivan, Prophet of Modern Architecture. New York: W. W. Norton & Co., 1935.
- Schuyler, Montgomery. American Architecture and Other Writings. New York: Atheneum, 1964.
- Sturgis, Russell. "Good Things in Modern Architecture," Architectural Record, VIII (July-September, 1898), 101.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural interest and merit: The Bayard-Conduct Building is the only structure in New York City designed by Louis Sullivan and is one of the first skyscrapers erected in the city.
2. Condition of fabric: Fair.

B. Description of Exterior:

1. Number of stories: Twelve stories.
2. Number of bays: The Bleecker Street facade is five bays wide.
3. Layout, shape: The building is rectangular in plan.
4. Foundations: Concrete base, laid on sand and gravel; foundation walls of brick, 16 inches thick.
5. Wall construction, finish and color: The Bleecker Street

facade is of brick, sheathed in white terra cotta; the sides and rear facades are of red brick laid up in common bond.

6. Structural system, framing: Steel and cast iron skeletal system.
7. Openings:
 - a. Doorways and doors: The entrance to the building is through double doors in the most westerly bay. The original doors have been replaced by modern metal and glass doors, but some of the original terra cotta ornament remains on the lunette over the doorway.
 - b. Windows and shutters: South (Bleecker Street) facade: First floor has modern plate glass windows. On the upper floors are pairs of two-over-two-light double-hung sash windows between richly ornamented terra cotta spandrels. At the twelfth floor level, the bays are capped by large arches which spring between the piers; within each of the five arches is a kind of trefoil with terra cotta tracery. East (side) facade: Two-over-two-light double-hung sash windows, some with iron fire shutters.
8. Roof:
 - a. Shape, covering: Flat roof, covered with a composite of tar and gravel.
 - b. Cornice: Heavy, projecting cornice, richly ornamented with terra cotta work, and supported visually by six angels with outstretched arms.

C. Description of Interior:

1. Floor plans, by floor: First floor: Entranceway in most westerly bay opens into hall running north and south; near middle of hall are two passenger elevators; at rear is stairway; store to east of stairway. Second through twelfth stories: Elevators and stairway in same position as on first floor; doors to offices and factory-spaces opposite and to south of elevator doors; rest of space variously divided for offices and factories.
2. Stairway: Metal fire stairway, painted black, has ornate balusters on basement, first, second and third floor levels; remainder of railing is simple.
3. Flooring: Floors in halls are covered with terrazzo; modern tile floors in factories and offices.

4. Wall and ceiling finish: In the first floor hallway, walls are covered with plastic tiles and ceiling has modern acoustical tiles. Stairway halls have stucco and plaster walls and plaster ceiling, painted cream; office and factory walls and ceiling are plastered.
 5. Doorways and doors: Modern steel doors and frames.
 6. Lighting: Electrical.
 7. Heating: Central.
- D. Site and Surroundings:
1. Orientation: Main facade faces south onto Bleecker Street.
 2. Sidewalks: Concrete, contiguous to building.

Prepared by Diana S. Waite
Architectural Historian
July, 1968